



- NOTES:
1. LEGAL DESCRIPTION: 0.92 ACRE (TRACT I) AND 1.50 ACRES (TRACT II) IN STEPHEN F. AUSTIN LEAGUES 9 & 10, ABSTRACT NOS. 62 & 63, BRYAN, BRAZOS COUNTY, TEXAS AS DESCRIBED IN VOLUME 3719, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
 2. SURVEYED NOVEMBER 7, 2005 BY JOHN E. PLEDGER, III, RPLS NO. 2183.
 3. CURRENT ZONING IS I - INDUSTRIAL
 4. THERE EXISTS AN UNLOCATABLE 10' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN ACROSS BOTH TRACTS RECORDED IN VOLUME 100, PAGE 234 (D.R.B.C.) FOR PUBLIC UTILITIES.
 5. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YR FLOOD PLAIN BASED ON FEMA COMMUNITY PANEL NO. 480082 0004 B DATED MAY 19, 1981.
 6. EXISTING BUILDINGS ENCRDACH SIDE LOT BUILDING SETBACKS AS OUTLINED IN THE SITE DEVELOPMENT REVIEW ORDINANCE, ARTICLE IV, DIVISION 1, SECTION 20-56.
 7. ALL ELEVATIONS ARE TOP-OF-CURB, TOP-OF-WALK, OR TOP OF GROUND, UNLESS OTHERWISE NOTED. TP = TOP-OF-PAVEMENT, FL = FLOW LINE.
 8. THE CONTRACTOR SHALL COMPLETE ALL EXCAVATION ACTIVITIES TO THE LINES AND GRADES SHOWN BY THIS PLAN. UNIFORM SMOOTH GRADING OF ALL AREAS SHALL BE ACCOMPLISHED. THE FINISHED SURFACE SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULAR SURFACE CHANGES.
 9. THE TOTAL AREA OF THE SITE SHALL HAVE EXISTING VEGETATION AND TOPSOIL REMOVED AND STORED ON-SITE FOR LATER USE IN PROVIDING FINAL COVER.
 10. UPON COMPLETION OF FINAL GRADE, THE CONTRACTOR SHALL PROVIDE SEEDING AND FERTILIZER FOR ALL DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND REPLANTING UNTIL A COVERED STAND IS OBTAINED.
 11. THE CONTRACTOR SHALL COMPLY WITH THE EPA STORM WATER DISCHARGE PROGRAM AND IS RESPONSIBLE FOR PREPARATION AND FILING OF ANY REQUIRED FORMS.
 12. ALL WORK SHALL COMPLY WITH CITY OF BRYAN STANDARDS.
 13. DIG TESS WAS CONTACTED ON 11-1-2005 AND ALL UTILITIES THAT WERE LOCATED WERE SURVEYED (TICKET NO. 053054357).
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 15. NORMAL DOMESTIC WASTEWATER WILL BE GENERATED BY THIS SITE.
 16. OWNER HAULS SOLID WASTE FROM SITE VIA PRIVATE CONTRACTOR.
 17. HEIGHT OF STORED MATERIALS IN PROPOSED WAREHOUSE SHALL NOT EXCEED 12 FEET.
 18. OWNER: RONALD WEATHERFORD, 2700 N TEXAS AVE, BRYAN, TX 77803, 979-778-5688.

LANDSCAPE ANALYSIS (ARTICLE VII) :

REQUIRED:

16,000 SF SITE AREA (PROPOSED BLDG & PARKING)

16,000 SF x 15%.....2,400 SF

TOTAL LANDSCAPNG REQUIRED.....2,400 SF

PROPOSED:

EX. CANOPY TREE, PROTECTED DURING CONSTRUCTION,

11 @ 225 SF.....2,475 SF

FEB 8 2006

**THIS DRAWING IS RELEASED
FOR THE PURPOSE OF:
SDRC #3
2-8-06**

**UNDER THE AUTHORITY OF
STEVE E. DUNCAN, P.E. 83252.**

**IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMITTING PURPOSES.**

The logo for Pledger Kalkomey, Inc. features a square divided into four quadrants. The top-left quadrant is white with a black letter 'P', the top-right is solid black, the bottom-left is solid black, and the bottom-right is white with a black letter 'K'. To the right of this logo, the company name 'Pledger Kalkomey, Inc.' is written in a large, bold, serif font. Below the name, 'Consulting Engineers' is written in a smaller, bold, serif font. Further down, the address '7020 Coyote Run • Bryan, Texas 77808' is listed, followed by two phone numbers: '979-731-8000 • 979-731-1500 (Fax)'. The website 'www.pkengineering.com' is also provided. At the bottom, the names 'Brenham • Bryan • Rosenberg' are listed in a bold, italicized serif font.

Weatherford Door Co., Inc.
2700 N. Texas Ave., Bryan

City Site & Erosion Control Plan

Design: SED CAD: BGG Job No: 43305-231 Drawing No: 1 of 1